

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H11-0531-18 **Applicant:** Mr & Mrs Julian S Barrett

Proposal: Proposed rear extension to house, including new windows

Location: Red House Jarvis Gate Sutton St James

Terminal Date: 10th January 2019

Planning Policies

Local Plan July 2016:

National Guidance

National Planning Policy Framework 2018

NPPF July 2018

Section 16.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
IAN MARSHMAN - HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

The application seeks approval for a rear extension and associated works including new windows to the property known as 'Red House', Jarvis Gate, Sutton St. James.

The Agent carried out pre-application enquiries on the proposals and has agreed to change the design of the front canopy following discussions with the case officer and following commentary from the HER Officer at Lincolnshire County Council.

These proposed alterations are not considered to detract from the listed buildings' appearance and quality and are felt to be acceptable and of an appropriate design.

Representations received:

LONG SUTTON PARISH COUNCIL

Comments

The Council support comments from Heritage England and request any recommendations are adhered to in order to retain the historic features of the property.

Ian Marshman - Historic Environment Officer

Address Historic Environment Officer Lincolnshire County Council Lancaster
House LN1 1XX

Comments

"This office welcomes these amendments to the plans, which are more sympathetic to the character of the Listed building, and aim to replicate its lost original porch."

Original comments from LCC HER were received and which stated:

"The proposed development involves a number of alterations to, as well as the extension of, a Grade II Listed building. It should therefore include a Heritage Statement that describes the building's significance, detailing the works proposed, and any impact they will have on its significance.

From the plans submitted, this office has concerns around the removal of the fireplace from the old kitchen, which may be an important historic feature worthy of preservation and forming part of the building's significance as a historic farmhouse. If the fireplace is post-1948 and does not reuse a historic chimneybreast then this may have no significance, and this is why a heritage statement with more detail is required.

Of greater concern is the proposal to attach a wooden porch canopy with pitched roof to the historic main entrance to the house's principle facade. This wing is the oldest part of the house, and is well preserved, retaining its Georgian eight-over-eight sash windows (incorrectly shown as two-over-twos on the drawings submitted), historic door. A porch of this form does not respect the building's Georgian character and would alter its appearance harming its significance.

However, I note from the Historic England listing description that when the house was designated in 1987, it had a trellis porch (a popular Georgian style also seen nearby in Spalding), which has subsequently been removed. I suggest contacting Historic England's archives for a copy of any photographs or records from so that a replacement in this form can be made. One photo is available online here, but is too low resolution to observe if a porch is present or its design./~/."

The NPPF requires local planning authorities to take account in determining applications of the desirability of sustaining and enhancing the significance of heritage assets and put them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities and the desirability of new development making a positive contribution to local character and distinctiveness. It advises consent to be refused where there is substantial harm to a heritage asset unless it can be demonstrated that this is necessary to achieve substantial public benefits or where there is less than substantial harm, this be weighed against the public benefits of the proposal.

Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('1990 Act') imposes a statutory duty on local planning authorities, when considering whether to grant listed building consent to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interests which it possesses.

The Courts have held that when a local planning authority finds that a proposed development would harm a heritage asset the authority must give considerable importance and weight to the desirability of avoiding such harm to give effect to its statutory duty under section 16 of the 1990 Act. The presumption in favour of sustainable development set out at paragraph 11 of the NPPF does not apply in these circumstances.

Overall I am satisfied that we have reached a solution that balances the applicants wishes to extend and alter the property with the need to have regard to the significance of the heritage asset and its setting.

RECOMMENDATION: APPROVE.